

**PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
8 SEPTEMBER 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 8th September 2005, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairman Gary Jackson, Vice Chairman Artie Pearce, Members: Buddy Sadler, Ted Balderree arrived at 7:05 p.m., Bob Spencer arrived at 7:15 p.m., alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Carl Miller, and Scott Carter. Chairman Jackson conducted the meeting and Pearce gave the invocation.

Approval of the Minutes – 25 August 2005:

**Sadler moved to approve the minutes of 25 August 2005, with minor corrections. Seconded by Pearce. Motion carried.**

Final Approval – Pheasant Brook Subdivision:

The commission and Scott Carter reviewed the letter from Brad Jensen dated September 8, 2005. Jackson mentioned that this is a re-subdivision and according to the ordinance Preliminary and Final have to be granted. Since there are only minor changes to the original approval, he recommends that Preliminary and Final be granted at the same time. Item 1, if the property to the north of the canal is being sold the transfer needs to be done to prevent land locking. The plat needs to be updated to show adjoining ownerships. Balderree arrived. Item 2, mentions that a note should be placed on lot 7 indicating that the driveway can't be within 50 feet of the west property line. Carlos Heslop from Public Works said that 50 feet is plenty of room to plow snow. There was concern with safety and having to back up the snowplow in front of lot 7. Item 3, the sewer line needs to be a 10" pipe instead of 8" pipe. Item 4, since the emergency spill elevation for the detention pond is the curb on the west side of 3125 West and there is a possibility of flooding, note 9 should be changed as per the letter. The note says that no living floor space can be below 4255.50 feet and auxiliary and non-attached living space can be no lower than 4253.50 feet. The flow will drain toward the detention pond because the existing drain on 2600 North is at maximum capacity according to the State. Item 5, 2757 North needs to drain to the east and not on neighboring property. Item 6, access to the canal needs to be coordinated with Plain City Irrigation. The developer needs to find out which side of the canal the easement will be on. Item 7, the canal needs to be fenced on the south side with a 6-foot chain link fence. Item 8, an escrow account needs to be redone since some of the work is done. Item 9, when details are worked out with the City Engineer two sets of mylars need to be submitted and a pre-construction meeting set up. A field fence will be required around the surrounding property unless it is adequate and approved by the neighbors. The Public Works comments were reviewed. Item 1, the sewer pipe size was discussed. Item 2, lot 8 restriction is on the plat. Item 3, a manhole is required on the east corner of lot 1 in the street. Item 4, what is the punch line under the canal for? It is for a future sewer line. It needs to be noted that it can't be blocked. The location of the west stub road was discussed and appears to be fine. **Pearce moved to grant preliminary approval and recommend final approval to the City Council for the Pheasant Brook Subdivision contingent upon meeting the items on the letter from Brad Jensen dated September 8, 2005, and making lot 7 restricted so that the driveway is on the inside radius of the C13 curvature of the cul-de-sac facing 3125 West, the manhole is located on the east corner of lot 1 on 2600 North, a field fence around the surrounding property, the detention pond will have sod and a sprinkler system, and be maintained by lot 11 and or lot 12 owners, a restriction on lots 6 & 7 so no trees or shrubs with roots that can go into the sewer line will be allowed on the easement between the two lots. Seconded by Balderree. Vote: Balderree aye, Spencer aye, Jackson aye, Pearce aye and Sadler nay. Motion carried.**

Discussion & Motion on 40 foot Setback Requirement – Zoning Ordinance:

Jackson explained that in the RE-15 zone some of the lots have a bigger front yard than back yard. The commission thought that the Re-20 zone should stay with a 40-foot front yard setback. It was also mentioned that it should stay a 40-foot setback on main thoroughfares. There was a concern that by shortening the frontages the slope of driveways may be too steep with no basements being allowed. The commission discussed tabling this. **Balderree moved to table the 40-foot setback requirement until the September 22nd work meeting. Lewis suggested looking at 35 feet and adding 5 feet to the park strip to allow trees to be planted. Seconded by Spencer. Motion carried.**

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New Business:

Jackson mentioned that he will not be to the next meeting. Pearce reported on the meeting with the planner, Mayor, and Jeff Hales concerning the R-3 zone. The property will be annexed into Plain City. The planner explained that a PRUD would be the way to go. Jeff Hales isn't sure he wants the open space and may look at rezoning to R-1-11 and have the front R-1-11 the middle Re-15 and the back Re-20. The planner John Janson recommended that when the property comes in for a rezone, a conceptual plan is brought in. John Janson also recommended still doing an R-3 zone but for the present fixing the present PRUD and fixing the General Plan as needed. Jackson will contact Elaine Calvert to find out the status on the General Plan.

Report from City Council – Balderree:

Balderree reported that Hawkins Homes received the rezone from Re-20 to Re-15, conditional use permit for Post's was approved, the moderate-income housing plan was approved, sidewalk on 4700 West was tabled, and the next meeting was canceled.

**Schedule for attending the 2005 City Council Meetings:**

<u>Jackson</u>	<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Balderree</u>	<u>Lewis</u>
Oct. 6	Oct. 20	Nov. 3	Nov. 17	Dec. 1	Dec. 15 (if held)

**Pearce motioned to adjourn at 8:45 p.m. Seconded by Sadler. Motion carried.**

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